

# Park Tower CONDOMINIUM ASSOCIATION

5415 NORTH SHERIDAN ROAD • CHICAGO, ILLINOIS 60640 • PHONE 769-3250

AUGUST 1982

THE NEWSLETTER WILL BE PUBLISHED BIMONTHLY AFTER EACH REGULAR BOARD MEETING  
(SIX ISSUES PER YEAR)

## WELCOME

The Park Tower Condominium Association and management staff would like to take this opportunity to welcome all new owners and residents to Park Tower.

## MANAGEMENT OFFICE

The management office hours are from 9:00 a.m. to 5:00 p.m. Monday through Friday. The maintenance staff is on duty from 8:00 a.m. to 4:30 p.m. (Monday through Friday). If you have a service request please call either Ann Marie Jadrach or Madelin Sussman (a new, smiling addition to Park Tower).

In case of an emergency during the evening or weekends, call 769-3250. The problem will be directed to the Engineer on duty who will attend to it immediately. Please remember that the emergency telephone number is for EMERGENCIES ONLY.

Diane Kulczycki is available to answer questions pertaining to assessment charges.

Any serious concern or question should be directed to Joy Pipala, Property Manager.

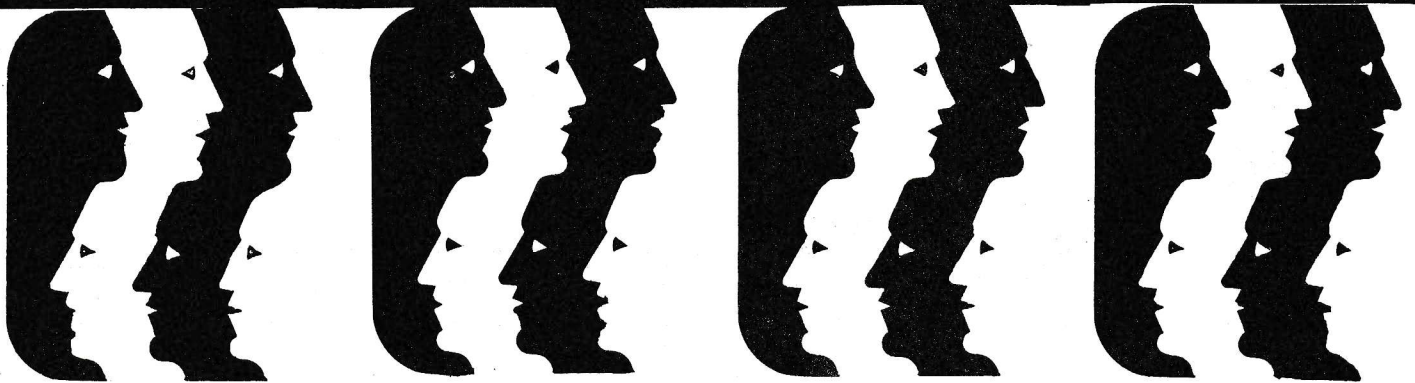
The Park Tower staff is continually working to maintain high standards in all areas in order to keep Park Tower beautiful.

## BOARD MEMBERS

Russ Baruch.....President  
Frank Gomes.....Treasurer  
Jim Byrd.....Secretary  
Tim Honeywill.....Vice President  
Duane Vogelsburg.....Vice President



A FIRST PROPERTY MANAGEMENT COMMUNITY



### JULY BOARD MEETING

The following is a recap of the last Board of Directors meeting held on July 8, 1982. This information is printed to keep you apprised of what's happening in Park Tower.

- \* The First & Second Amendments to the By-Laws of the Declaration:
  - I. giving the Board the right to litigate on behalf of the Association without a 66-2/3 unit owner vote, and,
  - II. staggering terms of Board memberswere unanimously approved.
  
- \* The vote to increase the fee for a security guard to cover resident parties from \$30.00 to \$50.00 was unanimously approved.
  
- \* Contracts with UNITED MAINTENANCE, for night janitorial service, and DYNABALANCE CORP, for energy consulting services, were renewed for a one-year period.
  
- \* The construction of a security office near the rear entrance was approved for a not-to-exceed cost of \$4,000.
  
- \* The Association of Sheridan Road Condo and Coop Owners held a meeting in the Park Tower Party Room on July 29th to discuss matters of concern to Edgewater residents.  
  
A.S.C.O. will also be circulating a questionnaire to residents. The Board of Directors encourages all residents to fill out and return same.
  
- \* The Board is currently working with Association counsel on new rules for resales and relets and all unit owners will be notified upon completion.

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The next Board Meeting will be held on September 8, 1982 at 7:30 p.m. in the Park Tower Party Room. All are welcome and your attendance is encouraged.



## SECURITY NEWS

Dear Resident:

The management of Park Tower would like to take this opportunity to introduce you to the new, professional Park Tower Public Safety Department, furnished under contract by B. W. Levy Security Consultants, Ltd. They also administer the Public Safety Department at nearby Edgewater Hospital. By this time, we hope that you have had the opportunity to meet several of the uniformed and armed Public Safety Officers that have been assigned to Park Tower.

It is our hope that this major change in security services will provide better overall protection for you, your residence and the community.

The Levy firm will be responsible for staffing, training and administering the security program, under the guidance of the management staff and the Board of Directors. The primary purpose and mission of the new public safety staff is the protection of people and property. The second purpose is to maintain good order at Park Tower.

A policy manual has been prepared by Mr. Levy and myself with its contents reviewed and approved by the Board.


The Public Safety Department has been given the responsibility and authority to enforce all pertinent management and Board policies. In fact, as many of you may have noticed already, we have new signage and a stepped-up parking and traffic enforcement program. In addition, they have already been of significant assistance to many residents.

The Public Safety Department will promote crime prevention and education both organizationally and through educational programs for our residents, set to begin this Fall. These programs will be conducted by a trained Crime Prevention Officer from the Levy organization.

We hope that you are as pleased as we are with the change to a professional and progressive security program. You have my assurance that the program is as cost-effective as possible in terms of expense. These men and women are all trained and certified and are here at Park Tower to ensure your safety and well-being. Please cooperate with them in the pursuit of their duties and responsibilities.

We would welcome any questions, comments or suggestions that any of our resident-owners may have concerning the new Public Safety program. I personally will respond to any comment or suggestion made.

Sincerely,

  
\_\_\_\_\_  
JOY PIPALA,  
Property Manager



\* REMINDERS \*

PETS

With the help of all Public Safety Officers management is trying to update their pet registration records.

Anyone with a pet will be stopped and questioned as to their name, apartment number and date their pet was registered. For those who are not aware, only those owners who had a pet at the time of conversion are allowed to keep a pet on the premises. When this pet dies or is no longer being kept in the unit, the owner may not replace the pet. The Park Tower Condominium Association reserves the right to withdraw permission to keep a pet in the building at any time as set forth in their terms of the Declaration.

In order to preserve harmony throughout the building and to ensure that the pet policies are equally administered, all authorized pet owners must abide by the Rules and Regulations set forth by the Association.

NOTE: PETS ARE NOT ALLOWED IN RESOLD AND OR RENTED APARTMENTS.

The full cooperation of all Park Tower occupants is anticipated and appreciated!

MOVE-IN/MOVE-OUT

Move-ins and move-outs are permitted in Park Tower from 9:00 a.m. to 5:00 p.m. Monday through Friday.

If you are planning to move please call Hollander Moving Co. to reserve the elevator - 625-0860. All moves must be reserved.

NOTE: NO MOVES ARE ALLOWED ON WEEKENDS (exceptions are made during peak moving seasons in May and October, with the prior approval of the management office).

NO CHARGE MAINTENANCE ITEMS

The following work items are considered common elements and are covered by your assessment fees at no extra charge.

- \* filter changes in the heating & air conditioning units
- \* leaking convector units
- \* dripping faucets
- \* clogged drains (unless the clogging is due to owner negligence)
- \* window leakage problems
- \* exterminating services
- \* intercom problems

EXTERMINATION

Park Tower employs a contract exterminating company (Economy Exterminators) to service the building. If you are experiencing a pest problem in your apartment PLEASE do not hesitate to call the management office. This service is available to all Park Tower residents at NO CHARGE.

Thursday is the regular day for service.

